



# WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

February 16, 2010

0910-DP-09 & 0910-SIT-07

<b>PETITION NUMBER:</b>	0910-DP-09 & 0910-SIT-07	
<b>SUBJECT SITE ADDRESS:</b>	14751 Carey Road	
<b>PETITIONER:</b>	Ramsey Development Corp. of Indiana, Inc.	
<b>REQUEST:</b>	Development Plan Review and Site Plan Review of a proposed nursing home/assisted living facility.	
<b>CURRENT ZONING:</b>	Bridgewater PUD	
<b>CURRENT LAND USE:</b>	Agricultural	
<b>APPROXIMATE ACREAGE:</b>	9.4 acres	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY</b>	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49), <i>Approved</i>
	0908-PUD-04	Amended Bridgewater PUD Ordinance (Ord. 09-17), <i>Approved</i>
	1001-PUD-02	Amended Bridgewater PUD Ordinance (Ord. 10-01), <i>Approved</i>
<b>EXHIBITS:</b>	1. Staff Report	
	2. Aerial Location Map	
	3. TAC Letters	
	4. Petitioner’s Plans	
<b><u>PETITION HISTORY</u></b>		
This development plan petition was reviewed at the November 24, 2009 Technical Advisory Committee Meeting. It was before the Advisory Plan Commission (the “APC”) on February 1, 2010 and will receive a public hearing at the February 16, 2010 APC Meeting.		
NOTE: The City Council approved Ordinance 10-01 (APC Case No. 1001-PUD-02) on February 8, 2010. This ordinance amended the Bridgewater PUD standards as they apply to this development plan petition.		
<b><u>PROCEDURAL</u></b>		
<ul style="list-style-type: none"><li>○ Requests for Development Plan Review and Site Plan review are required to be considered at a public hearing. The public hearing for this petition will be held on February 16, 2010 at the Advisory Plan Commission Meeting.</li><li>○ Notice of the February 16, 2010 public hearing was provided in accordance with the APC Rules of Procedure.</li><li>○ Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any</li></ul>		



commitments associated with the site.

## **PROJECT DESCRIPTION**

The proposed development project is located along Carey Road, on the northern half of Parcel M4 in the Bridgewater PUD (the “Property”). The Property is divided into two lots. The proposed health care facility (the “Project”) is located on Lot 2. The principal structure for the Project is approximately 65,000 square feet in size and includes 120 beds, which will be used for a mixture of skilled care and assisted living needs. There are two access points to the Project, one aligning with Village Park North Drive and the other aligning with Saddlehorn Drive. The Project includes 120 parking spaces for the health care facility. The northwest corner of the Property is a one-acre outlot (Lot 1), which is being reserved for future development. This development plan request does not include the outlot property.

## **DEVELOPMENT REQUIREMENT**

### **1. Zoning District Standards**

#### **PROPOSED**

#### **STATUS**

### **BRIDGEWATER PUD STANDARDS**

#### **Section 8 – Uses**

##### **B. Assisted Living Facilities & Nursing Homes**

Assisted Living  
Facility & Nursing  
Home

Compliant

#### **Section 10 – Development & Architectural Standards**

##### **G. Area Y**

1. Aggregate Maximum Square Footage of all  
Buildings = 701,000 sq ft

100,000 sq ft

Compliant

Maximum Parcel Coverage = 535,000 sq ft

100,000 sq ft

Compliant

2. Open Space of Area Y = 20%

68%

Compliant

3. Arch Standards – Apartments

NA

NA

4. Arch Standards – Outdoor Cafes

NA

NA

5. Arch Standards – Retail

NA

NA

6. Non-Residential Standards

a. Min. Lot Area = 2,000 sq ft

Lot 1 = 0.81 ac.  
Lot 2 = 6.47 ac.

Lot 1 = Compliant  
Lot 2 = Compliant

b. Min. Lot Width at Building Line = 25’

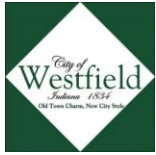
Lot 1 = 241’  
Lot 2 = 633’

Lot 1 = Compliant  
Lot 2 = Compliant

c. Min. Lot Depth = 70’

Lot 1 = 145’  
Lot 2 = 457’

Lot 1 = Compliant  
Lot 2 = Compliant



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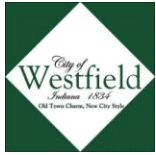
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d. Yard Dimensions		
i. Setback from Internal Street = NA	i. Lot 1 = NA Lot 2 = NA	i. Lot 1 = NA Lot 2 = NA
ii. Setback from External Street = 1:2 slope = 54'	ii. Lot 1 = NA Lot 2 = 245'	ii. Lot 1 = NA Lot 2 = Compliant
iii. Side Yard Setback = NA	iii. Lot 1 = NA Lot 2 = NA	iii. Lot 1 = NA Lot 2 = NA
iv. Rear Yard Setback = 20'	iv. Lot 1 = NA Lot 2 = 85'	iv. Lot 1 = NA Lot 2 = Compliant
e. Max. Building Height = 50'	Lot 1 = NA Lot 2 = 27'	Lot 1 = NA Lot 2 = Compliant
f. Max. Building Footprint = 100%	Lot 1 = NA Lot 2 = 22%	Lot 1 = NA Lot 2 = Compliant
g. Loading, parking & drive-throughs in rear/side yards	Lot 1 = NA Lot 2 = Loading & parking in side/rear yards	Lot 1 = NA Lot 2 = Compliant
Area Y Restrictions		
a. 1 tenant up to 65,000 sq ft in Area Y	Lot 1 = NA Lot 2 = 64,860 sq ft	Lot 1 = NA Lot 2 = Compliant
b. 1 tenant up to 65,000 sq ft in this area of Parcel M4	Lot 1 = NA Lot 2 = 64,860 sq ft	Lot 1 = NA Lot 2 = Compliant
c. 1 tenant office space up to 40,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
d. 2 tenants up to 20,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
e. 4 tenants up to 15,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
f. All other tenants up to 10,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
7. Parking Spaces = No Requirement; petitioner provided supporting information	Lot 1 = NA Lot 2 = 120 spaces	Lot 1 = NA Lot 2 = Compliant
<u>Section 11 – Landscaping</u>		
A. Tree Inventory Credit	NA	NA
B. Internal Street Buffer Yards	NA	NA



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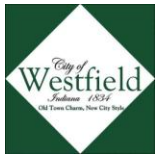
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C. External Street Perimeter Yards 1. Parcel I, Parcel J, & Parcel K 2. Area Y = 1 shade or 2 orn/40' AND 8 shrubs/40' 596' = 15 shade trees; 119 shrubs	1. NA 2. 28 shade trees; 119 shrubs	1. NA 2. Compliant
2a. Parking Lot Screening along External Streets	NA	NA
2b. Loading Area Screening along External Streets = wall or evergreen hedge	Loading Area in Rear	Compliant
3. Area Z Perimeter Yards	NA	NA
D. Parcel H1 Buffer Yards	NA	NA
E. Parcel H2 Buffer Yards	NA	NA
F. Area Z Buffer Yards	NA	NA
G. Parcel K-3 Buffer Yards	NA	NA
H. Parcel M4 Buffer Yard (eastern edge) • 40' width • 7' berm • 8' pine trees in two parallel rows	• 40' buffer yard • 7' berm • 8' pine trees in two parallel rows	• Complaint • Compliant • Compliant
<u>Section 14 – Signage</u>	NA	NA
<u>Exhibit 17 – General Architectural Standards, Area Y</u>		
Neo-traditional style	Lot 1 = NA Lot 2 = Neo-traditional	Lot 1 = NA Lot 2 = Compliant
Façade treatment	Lot 1 = NA Lot 2 = Windows, doors, cross gables, dormers, soldier course, bowlock course	Lot 1 = NA Lot 2 = Compliant
Open Space = passive, usable space	Gazebo	Compliant
Pedestrian Circulation = continuous, accessible	Continuous, accessible pedestrian system	Compliant
Parcel M4 (applies to Lot 2 only)		
A. Max. Building Height = 1 story	1 story	Compliant
B. Max. Vertical Distance from Grade to Eave of Rear Elevation = 25'	10'	Compliant
C. Roof-Mounted HVAC = Screened	Not roof-mounted	NA



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D. Drive-Throughs and Parking in Rear Yard = Prohibited		No Drive-Throughs; Parking not in Rear Yard	Compliant
E. Dumpsters = brick exterior; roof; AND connected to building OR located between buildings OR screened to east by landscaped berm		Brick enclosure with roof; landscaped berm screen to the east	Compliant
<b>Exhibit 18 – Landscaping</b>			
<u>On-Site: (Business)</u>	<u>Required</u>	<u>Shown</u>	<u>+/-</u>
Shade	94	73 shade trees + 43 orn/evergreen tree substitutions	Compliant
Orn / Evergrn	94	94	Compliant
Shrubs	235	238	Compliant
<u>Parking Lot Island:</u>	<u>Required</u>	<u>Shown</u>	<u>+/-</u>
115 spaces x 200 sq ft	2,300 sq ft of parking of landscaped islands (w/ 1 tree and 4 shrubs each)	9,710 sq ft of islands; Min. of 1 tree and 4 shrubs each	Compliant
<b>WESTFIELD ZONING ORDINANCE STANDARDS</b>			
<b><u>2. Overlay District Standards</u></b>			
The Property does not fall within an overlay district.			
<b><u>3. Subdivision Control Ordinance</u></b>			
The Property is not being subdivided. The Subdivision Control Ordinance is not applicable.			
<b><u>4. Development Plan Ordinance</u></b> (WC 16.04.165, D3)			
a. <u>Site Access &amp; Circulation</u> – See BRIDGEWATER PUD STANDARDS, Exhibits 16 & 17			
b. <u>Landscaping</u> – See above – BRIDGEWATER PUD STANDARDS, Exhibit 18			
c. <u>Lighting Standards</u> (WC 16.07.010)			
The submitted photometric plan complies with the lighting standards. The submitted light fixtures do not. Staff recommends that the APC delegate lighting plan approval of this petition to staff, so that this development plan can be approved at the February 16, 2010 APC Meeting. If delegation to staff is acceptable to the APC, a building permit would not be issued until a compliant lighting plan has been reviewed and approved by staff.			



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d. Signs – See above – BRIDGEWATER PUD STANDARDS, Section 14

e. Building Orientation – See above – BRIDGEWATER PUD STANDARDS, Exhibit 17

f. Building Materials – See above – BRIDGEWATER PUD STANDARDS, Exhibit 17

#### **5. Comprehensive Plan Compliance**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Local Commercial (p. 23). The Comprehensive Plan identifies office uses, service uses, institutional uses, and attached residential dwellings as appropriate in the Local Commercial area (p. 47). The Use incorporates several of the contemplated uses for this area, as outlined in the Comprehensive Plan.

#### **6. Street and Highway Access**

The proposed entrance points align with adjacent subdivision entrances, thereby creating safe access and reducing congestion on Carey Road.

#### **7. Street and Highway Capacity**

The Westfield Public Works Department (“WPWD”) is working with the petitioner to determine the need for and design of any necessary street modifications to Carey Road. The design of any necessary street modifications to Carey Road does not have an impact on zoning compliance.

#### **8. Utility Capacity**

There is sufficient capacity for public utilities to serve the Property, as determined by WPWD.

#### **9. Traffic Circulation Compatibility**

Entrances, streets, and internal traffic circulation facilities comply with applicable zoning standards and are compatible with existing and planned streets, and adjacent development.

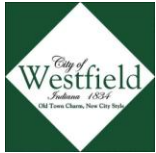
#### **PUBLIC POLICIES**

##### **Comprehensive Plan-Feb 2007**

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##### **Thoroughfare Plan-Feb 2007**

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Carey Road as a “Secondary Arterial” (p. 4-20), and recommends a minimum dedication of a sixty (60) foot half right-of-way (p. 5-3). The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3). The submitted plans comply with the Thoroughfare Plan



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by indicating sixty (60) feet of right-of-way from the centerline of Carey Road.

### Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. The Property is not adjacent to an existing park or trail. When the adjacent property to the south develops, the multi-use path along Carey Road will connect the Property to a multi-use path that will run along 146<sup>th</sup> Street. Ultimately, a pedestrian/bicyclist on the Property will be able to use the Carey Road and 146<sup>th</sup> Street multi-use paths and access the Cool Creek Trail and the Monon Trail, among other destinations.

### Water & Sewer System

Water and sewer services run nearby the Property and would provide acceptable levels of service to the Facility.

### Annexation

The Property is within the corporate boundaries of the City of Westfield.

### Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

### Plan Documentation



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Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	09/04/09	-	Compliant
Fees	09/04/09	-	Compliant
Legal Description	12/30/09		Compliant
Consent Form	02/08/10	-	Compliant
Site Plan	09/04/09	02/08/10	Compliant
Location Map	02/09/10	-	Compliant
Landscape Plan	09/04/09	01/25/10	Compliant
Sign Plan	NA	-	NA
Lighting Plan	09/04/09	02/08/10	Request delegation to staff
Building Elevations	12/02/09	11/25/10	Compliant
Access & Circulation	09/04/09	01/25/10	Compliant
Traffic Impact Study	02/01/10	-	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	06/15/09	Compliant
TAC	11/24/09	Compliant
Public Notice	02/05/10	Compliant

### **STAFF RECOMMENDATION**

1. Delegate approval of the Lighting Plan to the Westfield Community Development Department Staff.
2. Approve 0910-DP-09 & 0910-SIT-07 with the following condition:
  - a. That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit.

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**KMT**